



**BRIDGEVILLE PLANNING & ZONING COMMISSION  
PUBLIC HEARING**

**January 21, 2020 – 6:00 P.M.**

**I. Call to Order**

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Steve Dell.

**II. Quorum Present**

A quorum was present to hold the meeting (6 Members were present; Kelly Davis was absent) along with Town Manager Jesse Savage.

**III. Approval of Minutes**

Motion to approve the Minutes as presented. – Correll; 2nd – Saunders; motion carried (6-0)

Commissioner Correll-Yes  
Commissioner M. Davis-Yes  
Chairman Dell- Yes  
Commissioner Whaley-Yes  
Commissioner Cannon-Yes  
Commissioner Saunders-Yes

**IV. New Business (Discussion, Consideration, and possible voting on)**

**A. Ordinance Review and Recommendation: Ordinance Amending the Updated  
2018 Comprehensive Plan for the Town of Bridgeville to Substitute Future  
Land Use Maps.**

Town Manager Savage stated that there is an amendment to the future land use map which is part of the Town's recently adopted Comprehensive Plan. Mr. Savage stated that this is for the parcel located just south of the Food Lion Shopping Center behind the town homes. Town Manager Savage stated that this property was annexed 10-15 years ago into Town limits, it was brought in as commercial with the understanding of mixed use. Mr. Savage stated that is not part of the Code per definition. Mr. Savage stated that he has met with the developer and what they are proposing once the mapping says mixed zoning is to subdivide the parcel with the highway side being commercial and the back side being residential, possibly RPC depending on what they ask for. Mr. Savage stated that they already have approval from DelDot and they have been to PLUS. Mr. Savage stated that the residential side would have access to the Commercial side but the main entrance would be off of 404 and it would be a separate parcel. Mr. Savage stated that the Town Commissioners have been supportive of this project for a while. Mr. Savage stated that Planning and Zoning would be making a recommendation to the Town Commission. Town Manager Savage stated that he will be meeting with the Office of State Planning to get their comments such as

DelDot wanting a bus shelter. Commissioner M. Davis asked what would be under the mixed-use umbrella. Town Manager Savage stated that mixed use means any aspects under residential and commercial development but no industrial. Mr. Savage stated that they could keep it all commercial and come to the Town for a Town Center zoning which would say shops on the bottom and apartments on the top floor. Commissioner Saunders asked, so the word mixed use does not need to be in the Code. Mr. Savage stated that the word does not need to be defined because the way the State used it was Commercial or Residential Zoning and our code already defines those and it is just a matter of documenting on a land plat where the separation is. Commissioner Saunders asked that it seems to her that the Comprehensive plan spoke to the Town being able to grow and develop in a way that is healthy, safe and beautiful, so this specifically was needed to get permission to change this map. Town Manager Savage stated that the Comprehensive Plan has all of the language to support what they are going to do but he believes the map was overlooked. Commissioner Whaley asked why does it have to be residential also, why can't it stay under the Commercial umbrella, why does it have to be the mixed use. Town Manager Savage stated that because of the apartments that does not fit under Commercial use.

Motion to recommend approval to the Town Commissioners – Davis; 2<sup>nd</sup> – Cannon; motion carried (6-0)

Commissioner Cannon-Yes  
Commissioner Correll-Yes  
Commissioner M. Davis-Yes  
Commissioner Saunders-Yes  
Commissioner Whaley-Yes  
Chairman Dell- Yes

Chairman Dell stated that he will not be available for the February Planning and Zoning Meeting. Chairman Dell stated that Secretary Kelly Davis will conduct the February Planning and Zoning Meeting.

## **V. Adjournment**

Motion to adjourn – Saunders; 2<sup>nd</sup> – M. Davis; motion carried. (6-0); the meeting was adjourned at 6:14 P.M

Respectfully submitted,



Ashley Walls, Transcriptionist